



News From

Maggie Brooks

Monroe County Executive

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BROOKS ANNOUNCES PROJECTS APPROVED BY COMIDA

Monroe County Executive Maggie Brooks announced that the County of Monroe Industrial Development Agency (COMIDA) today approved assistance for nine local economic development projects.

"By assisting business growth and job creation in Monroe County, COMIDA helps to improve and strengthen our local economy," said **Brooks**.

The following projects were approved by COMIDA:

Morgan Spencerport, LLC (Lease/Leaseback with Custom PILOT)
1170 Pittsford Victor Road
Pittsford, NY 14534

Project Address: 28 Slayton Avenue
Spencerport, NY 14559

In April 2005, Morgan Spencerport, LLC acquired the 9.43 acre shopping center in the Village of Spencerport. The IGA Supermarket, which occupied 40% of the property, closed nine months later. Morgan is proposing to redevelop the facility with an initial investment of \$1 million in the supermarket facility, and expects to invest a total of \$10 million into the shopping center over the next five years. The supermarket project will result in the creation of 22 full-time and 90 part-time positions over the next three years.

Nazareth College of Rochester (Tax-Exempt Civic Facility Bond)
4245 East Avenue
Rochester, NY 14618

Nazareth College of Rochester, founded in 1924, is a co-educational, independent liberal arts college offering undergraduate and graduate degree programs to 1,972 undergraduate and 1,062 graduate students. Nazareth is planning for the construction of a new residence hall to house approximately 150 students. This \$10.5 million project will include related site improvements and parking lot expansion. Nazareth College seeks approval of the Tax-Exempt Civic Facility Bond for this project.

Apollo Development Company, LLC (Lease/leaseback with JobsPlus)
2060 Fairport Nine Mile Road
Penfield, NY 14526

Project/Tenant: University Sports Medicine
2060 Fairport Nine Mile Road
Penfield, NY 14526

Apollo Development Company, LLC proposes to construct a new 13,000 square foot building in the Town of Penfield. The project cost is \$1.7 million. About 6,500 square feet of the new building will be occupied by University Sports Medicine (USM). USM is a collaborative program between the University of Rochester Medical Center's Department of Orthopaedics and Strong Memorial Hospital. The new location is expected to create six new full-time jobs over the next three years. The remaining space will be occupied by Razak Associates Architects. The applicant seeks approval of JobsPlus based on the use of 100% local labor and suppliers to construct the project. The JobsPlus job creation requirement is four. JobsPlus will only apply to the portion of the building occupied by USM.

250 South Development, LLC (Lease/leaseback – sales and mortgage tax exemption only)
250 South Avenue
Rochester, NY 14604

250 South Development, LLC (250 South) is a real estate development company that has acquired and is proposing to rehabilitate 250 South Avenue in the Washington Square District of downtown Rochester. 250 South intends to invest \$2 million to renovate and improve a 7,500 square foot building in order to develop a viable mixed-use facility of office and residential units. Renovations are expected to include a new enclosed stairwell, elevator, exterior decking, parking and a 2,500 square foot rooftop addition. PLAN Architectural Studio and 250 South Development will occupy the first floor commercial office space. The project expects to create two new full-time jobs over the next year to manage the facility. The applicant seeks approval of sales and mortgage tax exemption only.

PAETEC Communications, Inc. (EquiPlus)
600 Willowbrook Office Park
Fairport, NY 14450

PAETEC Communications, Inc. was founded in 1998 and provides integrated communication services in voice, data, and security services and expertise on related equipment and software. PAETEC will be purchasing equipment related to expansion of their operations, including computers, servers, routers, telephones, and printers. The cost of the equipment is \$999,468. PAETEC employs 656 in Monroe County and expects to create four new jobs as a result of its expansion plans.

The company has been approved for a GreatRebate on the equipment purchase through the Monroe County Industrial Development Corporation and is seeking approval of EquiPlus. PAETEC was approved for a GreatRebate/EquiPlus in 2005 and has increased employment by 154 since then.

Generations Child Care, Inc. (EquiPlus)
179 Stenson Street
Rochester, NY 14606

Generations Child Care, Inc. (Generations) currently operates five child care centers in the Rochester area. Three of the centers are located in the City of Rochester. Founded in 1993, Generations is licensed and accredited for the care of children ages 6 weeks to 12 years and provides a variety of programs including Universal Pre-K, Community Pre-School, and before and after-school care. Generations is purchasing two buses for transportation of children within Monroe County. The cost of the buses is \$56,000. Generations employs 80 full-time and 35 part-time and will be creating two new full-time positions. Generations has been approved for a GreatRate on the equipment purchase through the Monroe County Industrial Development Corporation and is seeking approval of EquiPlus.

Okar Equipment Co., Inc. (EquiPlus)
768 Brooks Avenue
Rochester, NY 14619

Okar Equipment Co., Inc. (Okar) provides equipment sales, installation and service to the local petroleum industry. Products include service station equipment, underground storage tanks, and hydraulic vehicle lifts. Okar will be purchasing three new Mack tank trucks for a combined cost of \$260,800. Okar employs 38 in Monroe County and expects to create three new full-time positions. The company has been approved for a GreatRate on the equipment purchase through the Monroe County Industrial Development Corporation and is seeking approval of EquiPlus.

Maven Technologies, LLC (EquiPlus)
1144 Lexington Avenue
Rochester, NY 14606

Maven Technologies, LLC (Maven) was founded in 1998 as a recycler of computer and technology equipment for businesses. Maven will be purchasing two new trucks for equipment transportation. The combined cost of the trucks is \$115,000. Maven employs 27 in Monroe County and expects to create three new full-time positions. The company has been approved for a GreatRate on the equipment purchase through the Monroe County Industrial Development Corporation and is seeking approval of EquiPlus.

Hahn Automotive Warehouse, Inc. (Sales tax exemption only)
415 West Main Street
Rochester, NY 14608

Hahn Automotive Warehouse, Inc., headquartered in Rochester, is a leading regional warehouse distributor of predominately nationally branded automotive after market products, as well as maintenance items, accessories and private label products for vehicles. Hahn was founded in 1958 and employs 136. Hahn recently completed the purchase of Prime Automotive Parts in the New York City area and will be expanding its operations in Rochester by adding 15 new employees in administrative positions. As a result of the acquisition, Hahn will be purchasing new vehicles and computer equipment in the amount of \$1 million. Hahn is seeking approval of sales tax exemption only toward the purchase of the equipment.

The EquiPlus program combines the investment incentives of the GreatRate and GreatRebate programs with the sales tax exemptions offered through COMIDA. Companies that receive GreatRate or GreatRebate benefits through MCIDC for the purchase of equipment can receive an additional sales tax exemption on the purchase of that equipment through COMIDA.

JobsPlus is a tax abatement program that, in addition to sales tax exemption and/or mortgage tax exemption, provides 90% abatement on increased assessment associated with the project in the first year, decreasing 10% per year for a ten-year period.

COMIDA is a not-for-profit, public benefit corporation and governmental agency. Its purpose is to actively promote, encourage, attract and develop job opportunities in the community, by encouraging established businesses to expand locally and attracting new industries to the Monroe County area. COMIDA incentives apply toward the purchase of land and construction of new facilities, the expansion of existing buildings, the purchase of new machinery and equipment, as well as the renovation of existing facilities.

COMIDA does not lend any money to these projects, and projects receiving assistance are required to use 100% local labor. Assistance is provided through tax exemptions and abatements, and access to lower interest rates through tax-exempt bond issues. COMIDA provides this assistance without any taxpayer dollars. Income is generated by the fees charged to applicants. These monies have been reinvested in the community to advance economic growth and job creation.

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